011.0	0004	0023.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,060,600 / 1,060,600
					USE VALUE:	1,060,600 / 1,060,600
					ASSESSED:	1,060,600 / 1,060,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12	-14	SWAN PL, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LANGONE RICHARD C & EILEEN
Owner 2:	TRS/ LANGONE REVOCABLE TRUST
Owner 3:	
Street 1:	12 SWAN PLACE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LANGONE RICHARD C & EILEEN -
Owner 2:	-
Street 1:	12 SWAN PLACE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .125 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1900, having primarily Asbestos Exterior and 3490 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5428.000	536,000		524,600	1,060,600
Total Card	0.125	536,000		524,600	1,060,600
Total Parcel	0.125	536,000		524,600	1,060,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 303.90 | /Parcel: 303.90

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct: 8985

GIS Ref:

GIS Ref:

Insp Date: 02/17/18

!1016!

PREVIOUS ASSESSMENT

Parcel ID: 011.0-0004-0023.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	536,000	0	5,428.	524,600	1,060,600		Year end	12/23/2021
2021	104	FV	510,000	0	5,428.	524,600	1,034,600		Year End Roll	12/10/2020
2020	104	FV	510,400	0	5,428.	524,600	1,035,000	1,035,000	Year End Roll	12/18/2019
2019	104	FV	407,200	0	5,428.	553,700	960,900	960,900	Year End Roll	1/3/2019
2018	104	FV	407,200	0	5,428.	408,000	815,200	815,200	Year End Roll	12/20/2017
2017	104	FV	381,400	0	5,428.	390,500	771,900	771,900	Year End Roll	1/3/2017
2016	104	FV	381,400	0	5,428.	361,400	742,800	742,800	Year End	1/4/2016
2015	104	FV	317,000	0	5,428.	303,100	620,100	620,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	19:22:16

LAST REV

Date	Time
02/16/21	14:23:37
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 1016

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LANGONE RICHARD	71731-402	1	10/11/2018	Convenience	1	No	No		
DOLAN MARION A	26905-9		12/13/1996		180,000	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/2/2016	1351	New Wind	5,600	C				

ACTIVITY INFORMATION

Date	Result	By	Name
2/17/2018	MEAS&NOTICE	KB	Kevin B
2/26/2009	Measured	372	PATRIOT
9/24/1999	Mailer Sent		
9/24/1999	Measured	256	PATRIOT
8/28/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	8985
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5428		Sq. Ft.	Site		0	90.	1.07	10									524,558						524,600	

Total AC/HA:	0.12461	Total SF/SM:	5428	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	524,558	Spl Credit		Total:	524,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.95085955
Const Adj.:	0.94040596
Adj $ / SQ:	152.013
Other Features:	120000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	728278
Depreciation:	192266
Depreciated Total:	536013

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

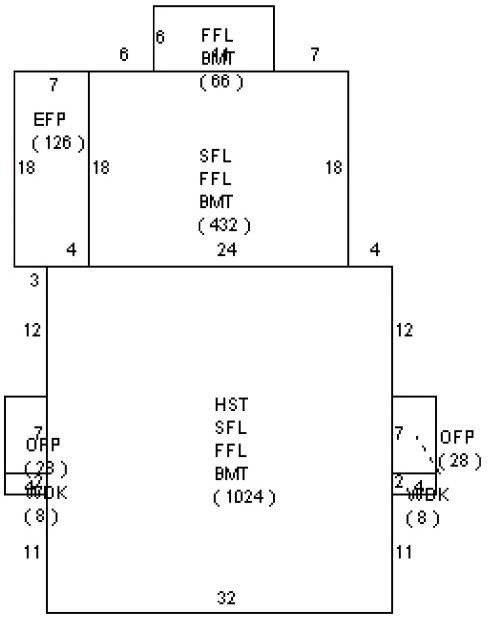
No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	152.01
Special Features:	0	Val/Su Net:	102.88
Final Total:	536000	Val/Su SzAd	153.58

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,522	45.600	69,409
FFL	First Floor	1,522	152.010	231,364
SFL	Second Floor	1,456	152.010	221,331
HST	Half Story	512	152.010	77,831
EFP	Enclos Porch	126	45.920	5,786
OFP	Open Porch	56	41.380	2,317
WDK	Deck	16	15.050	241

	Net Sketched Area:	5,210		Total:	608,279
Size Ad	3490	Gross Area	5722	FinArea	3490

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 011.0-0004-0023.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc